

010.A

0003

0016.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

595,600 / 595,600

USE VALUE:

595,600 / 595,600

ASSESSED:

595,600 / 595,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		AVON PL, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	SANDSTEDT DANIEL M &		
Owner 2:	CAPODANNO AMIE		
Owner 3:			
Street 1:	16 AVON PLACE #2		
Street 2:			

Twn/City: ARLINGTON			
St/Prov: MA	Cntry:	Own Occ:	Y
Postal: 02474		Type:	

PREVIOUS OWNER			
Owner 1:	CAPODANNO JOSEPH & MARGARET -		
Owner 2:	-		
Street 1:	16 AVON PLACE		
Twn/City:	ARLINGTON		
St/Prov: MA	Cntry:		
Postal: 02474			

NARRATIVE DESCRIPTION			
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Wood Shingle Exterior and 1640 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7258																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	595,600			595,600		
Total Card	0.000	595,600			595,600	Entered Lot Size	
Total Parcel	0.000	595,600			595,600	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	363.17	/Parcel: 363.1	Land Unit Type:	

Total Card / Total Parcel
595,600 / 595,600
595,600 / 595,600
595,600 / 595,600



Patriot Properties Inc.
USER DEFINED
Prior Id #1: 8379
Prior Id #2:
Prior Id #3:
Prior Id #1:
Prior Id #2:
Prior Id #3:
Prior Id #1:
Prior Id #2:
Prior Id #3:
15925!

PRINT	
Date	Time
12/11/20	05:35:33
LAST REV	
Date	Time
07/23/18	15:26:46
danam	
15925	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
CAPODANNO JOSEP	59813-557		5/22/2012		350,000	No	No				

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
8/30/2016	2114	Heat App	9,000	C				HVAC for 2nd 3rd F	7/23/2018	Left Notice	DGM	D Mann												
8/10/2016	2012	Add Bath	126,000	O					7/23/2018	Measured	DGM	D Mann												
									7/20/2017	Measured	DGM	D Mann												
									7/20/2017	Permit Visit	DGM	D Mann												
									4/29/2013	NEW CONDO	BR	B Rossignol												

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average												
Sty Ht: 1 - 1 Story				A Bath: 1	Rating: Very Good												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1900	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G18	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 55.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	6	2						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Additions:									
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen: 2001									
Sec Int Wall:	%			Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors:	%			Total: 26.4		%		Heating:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	6	2						
Subfloor:				Basic \$ / SQ: 295.00				COMPARABLE SALES									
Bsmnt Gar:				Size Adj.: 1.29024386				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 0.99989998													
Insulation: 2 - Typical				Adj \$ / SQ: 380.584													
Int vs Ext: S				Other Features: 79576													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.14999998													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 809294													
% Com Wall:	% Sprinkled:			Depreciation: 213654					Juris. Factor: 1.00	Before Depr: 437.67							
				Deprecated Total: 595640					Special Features: 0	Val/Su Net: 363.17							
									Final Total: 595600	Val/Su SzAd: 363.17							
MOBILE HOME				Make:													
SPEC FEATURES/YARD ITEMS				Model:													
				Serial #:													
				Year:													
				Color:													
PARCEL ID 010.A-0003-0016.2																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	
SKETCH																	
UnSketched SubAreas: GLA: 1640,																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	